

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516**

**Monthly Meeting
06/08/16**

Members Present: Chair Al Zgolinski; Vice Chair Kathleen E. Foley Members: Carolyn C. Bachan, Andrea Connor, and Sean Conway.

Chairman A. Zgolinski opened the meeting at 8pm.

1. NEW BUSINESS

- a. **Marcos Antonio, 1 Market Street, Nationally-listed area of the Historic District, installation of fence in side (west) yard.**

K. Foley made a motion to classify the project as Type 2 under SEQR, noting its minor impact on the District. C. Bachan seconded and the motion passed unanimously.

The HDRB reviewed the application noting that the proposed fence, with overlapping pickets, was not appropriate under the Design Standards for fences. Samples of acceptable lattice fencing were shown to applicant, who made a selection from them. Notations were made on the documents provided. The applicant confirmed that the fence will be wood with capped posts at the ends and one intermediate post, and will be placed back 10 feet from the structure's northwest corner.

S. Conway move to approve the application as amended; A. Connor seconded and it passed unanimously.

K. Foley made a motion to go to workshop session. C. Bachan seconded and the HDRB moved into workshop session.

2. WORKSHOP SESSION

- a. **Michelle and Aric Kupper, 56 Paulding Avenue, Nationally-listed area of the Historic District, addition to and modification of existing structure.**

Applicant's architect (Justin Kacur of Highlands Architecture) presented revised plans and elevations reflecting HDRB comments from the previous workshop. All HDRB comments appeared to have been incorporated, but it was acknowledged that design details and materials have not been finalized.

A. Zgolinski expressed HDRB consensus that the design is moving forward positively; the modified front and side elevations are appropriate. The rear elevation, too, was acceptable pending presentation of the final design details and materials. Of specific interest to the HDRB was the steel-framed window detail. C. Bachan also asked that railing details for the second floor deck be submitted.

The HDRB informed the Koppers that the next step in the process would be to apply for a building permit and an HDRB application. The permit will be denied *pro forma* and referred to the HDRB who will then

determine the application's readiness for public hearing. The Koppers were directed to the Village Clerk for additional information about their responsibilities prior to the hearing, including notification of neighbors. Presuming successful completion of all applications, the HDRB proposed a public hearing for July 27, 2016.

K. Foley made a motion to leave workshop session. A. Connor seconded and the HDRB returned to the monthly meeting

3. OLD BUSINESS

a. William Reed, 14 Pine Street, locally-listed area of the Historic District, modification of previously submitted application.

Reed has installed a PVC lattice below the stoop in contravention to the project's approved Certificate of Appropriateness, and the application to formalize this installation is not acceptable. The Board consensus was that the Building Inspector should issue a Notice to Remedy to the property owner.

4. CORRESPONDENCE

- a. The HDRB received a letter from Sean Kearney thanking the HDRB for their assistance and inviting them to an open house to view the completed project at 24 Paulding Avenue.
- b. The HDRB received a letter from Mary Elizabeth McDonagh regarding an object hanging outside of 54 Main Street, which she believes is in violation of Historic District Design Standards. The HDRB determined that the object is decorative, not permanently installed and not within the purview of the HDRB. K. Foley was instructed to communicate this to the Building Inspector.

5. APPROVAL OF MINUTES

- a. The HDRB reviewed the minutes of the May 11, 2016 monthly meeting. C. Bachan made a motion to accept the minutes as amended. A. Connor seconded and the motion passed unanimously.

6. ONGOING BOARD PROJECTS

- a. An update on the revised application will be presented at the next monthly meeting.
- b. No update on the CLG grant application has been received.
- c. Discussion of ordinance update will continue on June 13, 2016.

7. BOARD COMMENTS

- a. "K. Foley asked whether the Hardie Board on the third floor on Building #2 at the Butterfield development was approved on the northwest, southwest and east facades as part of the project's Certificate of Appropriateness. The drawings were pulled from the file and the Board confirmed compliance on this point. However, C. Bachan noted double doors on the second and third floors of the southwest façade of Building #2, which in the drawings submitted for the Certificate of Appropriateness are drawn as windows. K. Foley was asked to communicate this to the Building Inspector.

C. Bachan made a motion to adjourn the meeting. K. Foley seconded and the meeting was adjourned at 9:37pm.

Al Zgolinski, Chair

Date